



Town of Tyngsborough
Planning Board
25 Bryants Lane,
Tyngsborough, Massachusetts 01879-1003
Office: (978) 649-2300 ext. 115

MINUTES
November 4, 2010
APPROVED

Attachments:

1. Meeting Agenda
2. Letter of Resignation from Jim Miller – 11/2/10

Members Present: Steve Nocco, Chairman
Tom Delmore, Vice Chairman
Steve O'Neill
Caryn DeCarteret, Associate Member
Jesse Johnson, P.E.: David E. Ross Associates
Pamela Berman, Administrative Assistant

Members Absent: Bill Gramer

7:00pm - Meeting called to order by Chairman S. Nocco

7:02pm **180 Sherburne Ave. – SBA Towers for T-Mobile, USA Special Permit Application for the proposed installation of a ~160ft. monopole style cell tower – Continued from October 7, 2010.**

Due to unforeseen circumstances, this hearing needs to be postponed as the required quorum could not be reached.

S. O'Neill: Motion to continue the hearing until December 2, 2010.

T. Delmore: 2nd the motion

In Favor: 4 Opposed: 0 Absent: 1

Passes: 4-0-1

**7:05pm Conceptual Site Plan for Retail Development on Frost Road Tyngsborough /
River Road Hudson, NH – Chris Rice, TF Moran**

Chris Rice from TF Moran appeared before the Board to present a conceptual plan being developed for the property on the Tyngsborough / Hudson New Hampshire line. The property address is 99 River Road in Hudson, NH. The plan calls for a 2100 s.f. convenience store with parking. Approximately 20% of the parking will be in Tyngsborough. Mr. Rice said that his firm is filing for the necessary permits in Hudson, NH and asked what permits the town of Tyngsborough would require for this plan. S. Nocco responded that a site plan review would be needed but agreed with the other Board members that an abbreviated permit application and fees could be submitted since the review would be only for a portion of the parking area. It was agreed that the application fee would be reduced to \$250 with the abbreviated application. Also, any waivers that may be required should be requested at the time of the application submittal. C. DeCarteret requested that the lot sizes of the abutting properties be included on the plans as well. Mr. Rice said that he'd be able to have everything ready for the next meeting scheduled for November 18, 2010.

**7:15pm Special Permit Application – 77 Middlesex Road Belley Limousine &
Spartan Realty & Management, Inc.**

Michael Ivos appeared before the Board to submit a special permit application to have office space and parking for Belley's Limousine. S. Nocco reviewed the application and noted several deficiencies. In order for the Planning Board to sign in the application and schedule a hearing, Mr. Ivos must complete the application as required and include site plans, a plot plan, the \$500 filing fee, and the \$2,000 53G account money. Mr. Ivos stated that he would have everything ready for the next meeting scheduled for November 18, 2010.

Administrative

Member Jim Miller submitted a letter of resignation from the Board.

S. O'Neill: Motion to accept the letter of resignation from Jim Miller.

T. Delmore: 2nd the motion

In Favor: 3 Opposed: 0 Abstain: 1 Absent: 1

Passes: 3-0-1-1

S. O'Neill: Motion to accept the minutes from October 21, 2010.
T. Delmore: 2nd the motion
In Favor: 3 Opposed: 0 Abstain: 1 Absent: 1
Passes: 3-0-1-1

7:45pm

S. O'Neill: Motion to adjourn
T. Delmore: 2nd the motion
In Favor: 4 Opposed: 0 Absent: 1
Passes: 4-0-1

Minutes respectfully submitted by
Pamela Berman
Planning Board Administrative Assistant